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Omaha City Planning Department

APPLICATION

PLANNED UNIT REDEVELOPMENT

This application includes:

() Rezoning from _____ to _____

() Subdivision plat _____ (Separate application required)

() PUR – New () Major Amendment () Minor Amendment

Property Owner _____	_____	_____	_____
Name	Address	Zip	Phone

Applicant _____	_____	_____	_____
Name	Address	Zip	Phone

Contact Person _____	_____	_____	_____
Name	Address	Zip	Phone

Email _____

General Location/Postal Address _____

Legal Description (attach if needed) _____

Proposed use type _____ Existing Use _____

Building, Landscaping and Parking Information

- | | | | |
|------------------------------------|---------------|---|---------------|
| a. Total site area | _____ Sq. Ft. | m. Street yard landscaped area (l/k) | _____ % |
| b. Number of buildings | _____ | n. Parking Lot | _____ Sq. Ft. |
| c. Building coverage | _____ Sq. Ft. | o. Interior parking lot landscaping | _____ Sq. Ft. |
| d. Building coverage (c/a) | _____ % | p. Interior parking lot landscaping (n/o) | _____ % |
| e. Building height | _____ Ft. | q. Total Number of units | _____ |
| f. Total floor area | _____ Sq. Ft. | Efficiencies | _____ |
| g. Floor area ratio (f/a) | _____ % | 1-bedroom | _____ |
| h. Total paved area | _____ Sq. Ft. | 2-bedroom | _____ |
| i. Total impervious coverage (h/a) | _____ % | 3-bedroom | _____ |
| j. Number of parking stalls | _____ | r. Density (a/q) = (Site Area per unit) | _____ Sq. Ft. |
| k. Total area of street yard | _____ Sq. Ft. | s. Total floor area office/comm. | _____ Sq. Ft. |
| l. Street yard landscaped area | _____ Sq. Ft. | | |

Owner signature

Applicant signature

Date Submitted

Print or type name of applicant

PLANNED UNIT REDEVELOPMENT

All Planned Unit Redevelopment applications must be presented at a public hearing before the Planning Board. Completed applications must be filed with the Planning Department by the applicable deadline before the Planning Board hearing to assure timely review and to meet public notice requirements. **Incomplete applications will not be processed.**

Application for Creation of District

Concept Review: Prior to application for a PUR district, the prospective applicant shall submit a concept plan and general objective statement to the planning department for review, which shall include the following:

- (a) A general land use plan showing site design, proposed uses, and related planning and development data.
- (b) A general plan for public facilities, showing approximate location of public and private streets, pedestrian ways, other circulation features, utilities, and community facilities.

The planning director shall advise the applicant of the project's conformance with the master plan and shall provide other comments on land use, transportation, environmental and other issues within fifteen days of the concept discussion.

Development Plan Requirements

The application for a PUR district shall include a scaled development plan conformance with applicable sections of the Infill and Redevelopment Guidelines and Article XXII containing the following information:

A tract map, showing site boundaries, street lines, lot lines, easements and proposed dedications or vacations.

A land use plan designating specific uses for the site and establishing site development regulations, including setback height, building coverage, impervious coverage, density and floor area ratio requirements.

A site development and landscaping plan, showing building locations or building envelopes, site improvements, public or common open spaces, community facilities, signs and other significant visual features, and typical landscape plans.

- (a) The landscape plan shall specify all required and proposed landscaping including that within the public right-of-way and shall identify plants by their common and scientific names and shall include quantities, size and spacing.

A circulation plan, including location of existing and proposed vehicular, pedestrian, bicycle and other circulation facilities, and location and general design of parking and loading facilities.

A public services and utilities plan providing requirements for and provision of all utilities, sewers, and other facilities needed to serve the site.

A topographic map and site grading plan, showing existing and proposed contours in no greater than five-foot intervals and the design of all proposed retaining walls.

Architectural plans and elevations sufficient to indicate building height, bulk, materials and general architectural design.

A proposed development schedule.

A traffic impact analysis, if required by the public works director, completed according to standards and requirements on file with the city clerk.

Application Checklist

- ____ Completed and signed application form
- ____ Filing fee (see Section 55-890)*
- ____ Building Elevations
- ____ Site Plan
- ____ Traffic Impact Analysis (if required)

Fees and Plans Required for Submittal

- PUR Plans.....10 sets
- Major Amendment.....10 sets
- Minor Amendment.....3 sets

*Add 8% for Technology and Training Fee

If you have any questions about this application form, please contact the Current Planning Division at (402) 444-5150.